BILL GARRETT, Davidson County
Trans:T20140007998 DEEDWARRSP
Recvd: 02/04/14 10:49 2 pgs
Fees:13.00 Taxes:518.37

20140204-0009763

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167
File No. 04-1401-54981

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $ 140,101.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2014.

Notary Public
My commission expires: 11-22-2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Nina H. Bowie 736 Pin Oak Dr. Antioch TN 37013	Franklin American Mortgage 501 Corporate Centre Drive, #400 Franklin, TN 37067	164-08-0-C-024.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Secretary of the Department of Housing and Urban Development, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nina H. Bowie , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 120, on the plan of Section One, Hamilton Chase, of record in Instrument No. 20051025-0128977; corrected in Instrument No. 20051031-0131297; and further corrected in Instrument No. 20051031-0131368, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carla Elizabeth Martin, unmarried by deed from Greenvale Construction, LLC a Tennessee limited liability company, dated August 14, 2006, recorded September 1, 2006, of record in Instrument No. 20060901-01008340, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Secretary of the Department of Housing and Urban Development by Substitute Trustee's Deed from Rubin Lublin TN, PLLC f/k/a Rubin Lublin Suarez Serrano TN, LLC, dated July 10, 2012, recorded August 16, 2013, of record in Instrument No. 20130816-0086304, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 736 Pin Oak Dr., Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of January, 2014.

Secretary of the Department of Housing and Urban Development,

By: _____

Its: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the _____ of Secretary of the Department of Housing and Urban Development, _____, the within named bargainor, and that _he is authorized by Secretary of the Department of Housing and Urban Development, to execute this instrument on its behalf.

Witness my hand in _____, _____, this _____ day of January, 2014.

_____
Notary Public

My Commission expires: _____

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015